

LODESTONE



Hollybrook House, Batcombe





Hollybrook House, Batcombe

BA4 6AD

Guide Price: £700,000

5 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Five bedroom modern detached family home
- Beautiful views across the valley of Batcombe
- Two elevated terraces for outdoor living
- Set in sought-after village of Batcombe
- Flexible guest accommodation with ensuite
- Solar panels & air source heat pump
- Approx 1 Acre of Exceptional Gardens
- Private parking for up to 4 cars with
- Two sheds which can be used as workshops
- Additional potting shed and summer house





Hollybrook House is an impressive individual detached residence, built by the current owners just over 40 years ago and thoughtfully adapted over the years to meet the demands of modern family living. Combining generous and versatile accommodation with several energy-efficient features, including solar panels and an air source heat pump, the property offers a rare blend of space, flexibility and modern technology.

The accommodation is approached via an entrance hall which leads into a central inner hall, providing access to the principal reception rooms. The formal sitting room is a particularly appealing space, extending across the rear of the property and enjoying views over the gardens, with glazed doors opening directly onto the terrace.

The kitchen is comprehensively fitted and incorporates a generous dining area, creating a sociable and practical heart to the home. A useful utility room adjoins the kitchen and provides further access to the garden, while a cloakroom completes the ground floor accommodation. An especially attractive feature is the additional accommodation created from the former garage, which has previously been successfully utilised as a holiday let.

Accessed directly from the sitting room, this area provides a separate sitting room, with stairs leading to a bedroom and ensuite shower room. This flexible space could readily lend itself to a variety of uses, including guest accommodation, a home office, a teenager's suite or multigenerational living, subject to any necessary consents. The principal house provides four further bedrooms, all served by a family bathroom, offering excellent accommodation for family life. Overall, Hollybrook House presents a rare opportunity to acquire a substantial individual home with adaptable accommodation, attractive outside space and the added benefit of modern renewable energy technology.





A newly laid tarmac driveway provides generous off-road parking, with further parking available beyond the main driveway. The gardens are undoubtedly one of the property's principal highlights, extending to approximately one acre and offering an exceptional degree of privacy, space and variety. The current owners have created two terraces which take full advantage of the elevated position, providing wonderful views across the lower gardens and towards the surrounding hills. The grounds include an established orchard, summer house and productive vegetable garden, while the gardens extend down to the brook at the bottom of the plot, creating a particularly attractive and tranquil setting. There is also a garage together with several useful outbuildings, providing excellent storage.

Batcombe is an exceptionally attractive village set amongst the rolling hills above Bruton, with roots dating back to at least 940 AD. The village flourished during the medieval period through sheep farming, cloth spinning and weaving, supported by the local streams and deposits of fuller's earth. Today, Batcombe retains its historic character while enjoying a thriving and close-knit community, surrounded by some of Somerset's most idyllic countryside. The village is widely regarded as one of the most desirable in Somerset and offers an active community with a varied programme of events and activities. The village hall hosts cinema evenings, yoga and exercise classes and other regular events. The highly regarded Three Horseshoes, with its pub and restaurant, is within walking distance of Hollybrook House, providing an excellent local amenity. A recently introduced fresh milk vending machine, operated by a local farmer, adds to the village's distinctive community character.



The popular town of Bruton lies a few miles to the south and is renowned for Hauser & Wirth and the Roth Bar & Grill. Its attractive high street provides a range of independent shops and amenities, including a pharmacy, florist and the well-known restaurant At The Chapel. A few miles further is the pretty market town of Castle Cary, home to The Newt in Somerset, with its exceptional gardens, woodland walks and restaurant. Frome is also within easy reach and offers a thriving arts and cultural scene, with a cinema, two theatres and a diverse range of independent shops and restaurants. The renowned Frome Independent Market takes place on the first Sunday of each month and attracts visitors from across the region, celebrating the area's strong artisan and independent character. Babington House, the renowned private members' club, is also a short drive away, offering swimming pools, tennis courts, gym, bars and restaurant facilities. The area is particularly well regarded for its excellent choice of schooling, with primary and secondary state schools available in both Bruton and Frome.

Several highly regarded independent schools are also within easy reach, including All Hallows and Hazlegrove preparatory schools, together with Sherborne, King's Bruton, Bruton School for Girls, Millfield and Downside for secondary education.

Communications are excellent for a rural location. Railway stations at Bath, Frome, Westbury, Warminster and Castle Cary provide services towards London Paddington and London Waterloo. The A303 provides access towards London and the wider motorway network, with the A36, M4 and M5 all readily accessible. Bristol Airport provides a wide range of domestic and international flights.

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band:

Guide Price: £700,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Klargestor compliant with current legislation

Heating: Mains

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Private parking

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: n/a

Rights and Easements: n/a

Flood Risk: Very Low

Coastal Erosion Risk: N/A

Planning Permission: n/a

Accessibility/Adaptations: n/a

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C

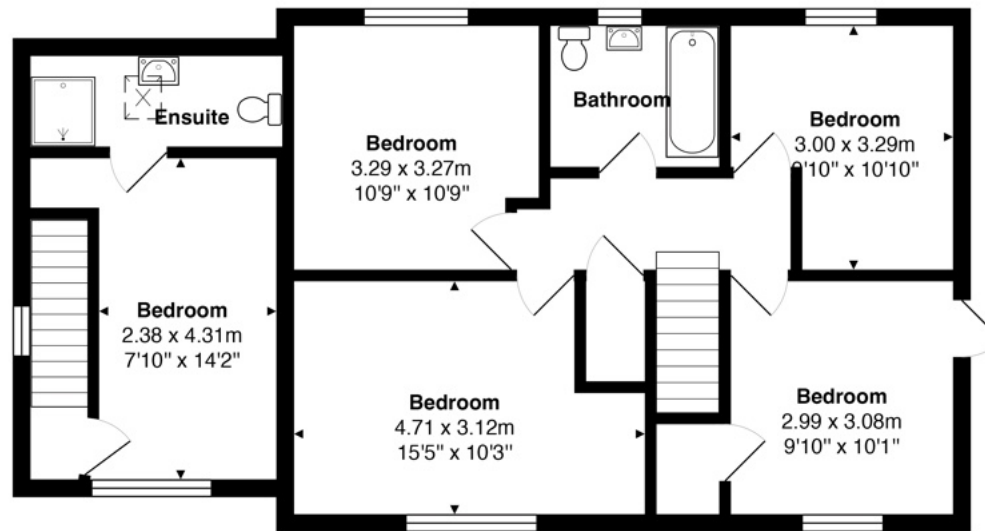
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

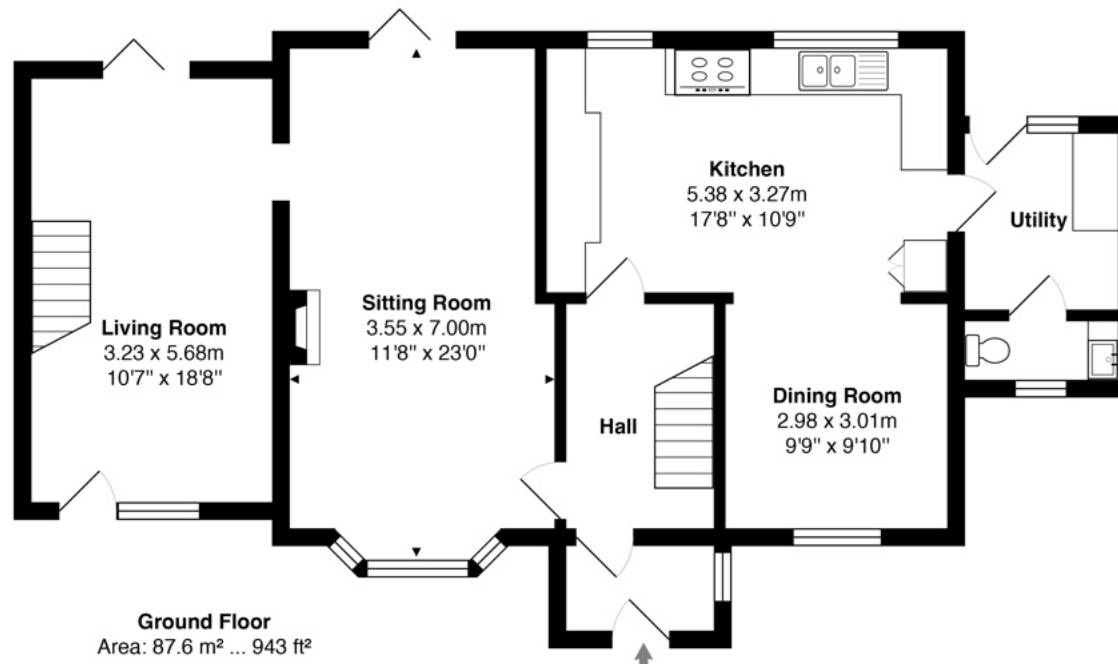


Holly Brook House, Batcombe

Approximate gross internal floor area of
main building - 165.7 m² / 1,784 ft²



First Floor
Area: 78.1 m² ... 841 ft²



Ground Floor
Area: 87.6 m² ... 943 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

Bruton

Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

